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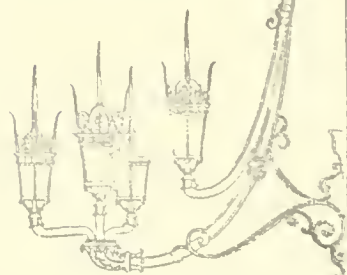
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NEIGHBORHOOD IMPROVEMENT PROGRAM

for the

CITY OF BOSTON, 1977

Program Summary

Kevin H. White, Mayor

February 14, 1977

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## BACKGROUND: THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

While many of Boston's citizens are aware of the Housing and Community Development Act of 1974 and the Community Development program it created, the following pages will provide a brief review of the Act, its requirements, and impact on the City.

### The Act

The Housing and Community Development Act of 1974 was signed into law on August 22, 1974. The Act consolidated and replaced a number of federal programs for housing and community development, and substantially changed the federal role in these activities.

In the past, programs in Boston for housing and community development had been carried out under a number of federally assisted programs, including:

- urban renewal (under Title I of the Housing Act of 1949)
- model cities (under Title I of the Demonstration Cities Act of 1966)
- housing rehabilitation loans and grants (under Section 117 of the Housing Act of 1964)
- public facilities loans and grants (under Section 703 of the Housing and Development Act of 1965 and Title II of the Housing Amendments of 1955)
- open space and historic preservation (under Title VI of the Housing Act of 1961)
- water and sewer grants (under Section 702 of the Housing and Development Act of 1965)

Over the past few years, Boston had participated heavily in these federal programs. The City has conducted the most extensive urban renewal program for any city of its size, including 18 separate renewal projects, with federal funding of over \$300 million. Boston was one of the first cities to establish a Model City program which brought more than \$40 million in federal funds to the City over a 6-year period. Several housing rehabilitation and code enforcement projects were carried out and planned, some of them halted by the Nixon moratorium on housing programs in 1972. In addition, the City made use of federal neighborhood facilities grants, open space programs, and water and sewer grants.

Under these "categorical" programs, an agency of the City submitted separate applications to the Federal government for each project. The 1974 Act changed that approach. Under the new Act, these programs





were terminated and combined into a single "block grant," called a Community Development Block Grant (CDBG). The Mayor is given direct responsibility for preparing a single, comprehensive program and application for this block grant. Priorities are to be established at the local level, and programs can be designed to meet local needs, rather than federal guidelines.

The Act itself is a complex piece of legislation, divided into eight major sections. Of these, two have real significance for Boston. First is Title I, establishing Community Development Block Grants. This part of the law consolidates the old federal programs into a single "Block Grant," for which the City applies yearly. Second is Title III, for Assisted Housing, which revises the laws governing federally assisted housing programs, and provides for a new housing assistance program for persons of low income (Section 8). This program is similar in nature to the existing federal "leased housing" program, with the exception that the City will now have more influence on the use of these federal subsidies. City priorities for the use of these subsidies are described in detail in the Housing Assistance Plan, which is also included with the application.

### Requirements

While the Act gives the Mayor broad flexibility in setting priorities for the use of Block Grant funds under Title I, there are restrictions on the type of activity which can be funded.

In the language of the Act, the Congress described the overriding objective as:

"the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income."

In general, funds can be used for the same type of programs carried out under urban renewal, model city, housing rehabilitation, and public facility programs. More specifically, eligible activities are described below in part as found in Section 105, Title I of the Act:

- The acquisition of real property which is blighted or inappropriately developed, for rehabilitation, preservation, conservation, or recreational activities.
- The acquisition, construction, or installation of public works, facilities, or other improvements including neighborhood facilities, senior centers, utilities, streets or street lights, parking facilities, and facilities which are located in or which serve designated community development areas.
- Code enforcement in deteriorated or deteriorating areas.
- Clearance, demolition, removal, and rehabilitation of buildings.
- Disposition of any real property acquired pursuant to Section 105 Title I, or its retention for public purposes.



- Provision of public services in areas where other activities are being carried out, provided such services are necessary, and provided that assistance under other federal programs has been applied for and not made available.
- Special projects directed to the removal of material which restrict the mobility of elderly and handicapped persons.
- Activities necessary to develop a comprehensive community development plan and a policy management capacity for the recipient of the funds.
- Payment of reasonable administration costs and charges related to the planning and execution of community development and housing activities.

In short, the emphasis of the Act is on physical development activities such as property acquisition and rehabilitation, and the construction of public facilities. Public services are allowed but must be "necessary and appropriate to support" the physical development activities, must be otherwise unavailable in the area, and must, if possible, be funded under other federal programs. In addition, a number of activities are specifically not eligible for funding. In brief, they include:

- Public facilities. Examples of facilities which cannot be provided with these funds include the following:
  - a. Buildings and facilities intended for use by the government (i.e., city halls), or which are used for municipal purposes (i.e., courthouse, police stations)
  - b. Sports arenas, auditoriums, cultural centers, and similar facilities which are used by the public as spectators
  - c. Schools
  - d. Airports, subways, transit terminals, and other transportation facilities
  - e. Hospitals and other medical facilities open to the public, but excluding a neighborhood facility or elderly center in which health services are offered.
- Operating and maintenance expenses, and general government expenses, such as those required to carry out the regular responsibilities of local government; and political activities, including voter registration activity or other partisan political activities.

#### Funds Available to Boston

While the Act will provide more flexibility in meeting the unique needs of the City and its neighborhoods, it will also mean a significant reduction in federal funds available for housing and community development.





In 1975, the City applied for and received \$32.1 million in Community Development funds. In contrast, the City has averaged \$45 million a year under the previous federal programs, with a high of over \$90 million in 1972 alone. To compound the problem, funds available to Boston under the Act will decline sharply over the next 6 years:

- |                        |                        |
|------------------------|------------------------|
| - 1975: \$32.1 million | - 1978: \$21.5 million |
| - 1976: \$30.5 million | - 1979: \$16.4 million |
| - 1977: \$28.9 million | - 1980: \$11.9 million |

Unfortunately, while this funding declines, the costs of housing and neighborhood improvement will increase substantially. Given the rate of inflation, \$11.9 million will be worth only \$6 million in current dollars in 1980.

Another problem almost unique to Boston is the amount of existing, unmet commitments for urban renewal completion. Among the City's 18 urban renewal projects, a number were never sufficiently funded to complete all project activities. The shortfall has been estimated at up to \$89 million. The shortage of funds to complete these projects means that Community Development funds must be used to complete projects, that activities must be cut back, or both. The City will approach this problem by applying for special "urgent needs" funds available under the Act.



## NEIGHBORHOOD IMPROVEMENT IN BOSTON: An Overview

With the introduction of the 1975 Community Development Program for Boston, basic goals and strategies for neighborhood improvement were established. At that time, it was noted that:

"It has been said that Boston is a city of neighborhoods, and that the future of the City lies in restoring and improving its neighborhoods.

"'Neighborhood' is used to describe a number of different things. Often, 'neighborhood' describes the people living around us, people we have frequent contact with. At other times, 'neighborhood' refers to a physical setting -- the streets, parks, and buildings where we live.

"A strong neighborhood must be both, and more. It must be people, and it must be the streets, parks, and buildings, well maintained. More than that, it must be a sense of confidence and security, shared by people about the place in which they live and the services they receive.

"When this confidence exists, people want to stay. They are willing to invest in and maintain their homes, property, and businesses, whether owners or tenants. They are concerned about physical appearance of the community, about safety, and about stability.

"On the other hand, where this confidence is shaken, residents want to move, and will, if they can afford to. Homeowners and property owners are unwilling to invest in their property. This leads to actual deterioration, and the lack of confidence grows with these signs of deterioration. At the extreme, this can lead to the abandonment of buildings and even entire neighborhoods.

"But there is more to deterioration than lack of confidence. More fundamental are the incomes of people in urban neighborhoods. When a large percentage of the population cannot afford even the 'basics', including decent housing, property will gradually deteriorate. Current residents will not be able to afford the cost of maintenance and improvement. In Boston, the U.S. Department of Labor estimates that it takes an income of \$14,000 for a family of four to afford a 'modest' standard of living. The median family income in Boston is only \$9,113, and the median for several neighborhoods is much lower.

"The solution to this broad problem cannot be found entirely at the local level. Efforts can be made to create jobs, and higher paying jobs. But the City is in direct competition with the suburbs and other regions of the country for these jobs, and the gains will be slow in coming. Barring a dramatic change in national policy, Boston and other American cities will continue to be the home for a substantial, low-income popula-





tion. Boston and other cities must accept this fact, and local programs and policies must be adjusted accordingly.

"Compounding the problem in Boston is a tax structure in Massachusetts which discriminates heavily against residents of the City. Boston is allowed only the property tax to pay for city services, and must raise a higher share of revenue from the property tax (60%) than any major city in the country. Since the Legislature has exempted nearly 60% of the City's taxable value from taxation, this burden falls directly on the tenants, homeowners, and businesses of the City.

"The tax burden has an immediate impact on the ability of Boston residents -- tenants, homeowners, and businesses -- to maintain property at high standards. For the average homeowner or tenant, 30% of all housing costs goes directly to property taxes. The City Administration and concerned citizens have fought this inequity for several years, with some success. But again, this is a problem affecting the quality of life in the neighborhoods which cannot be solved at the local level."

Today the broad goals -- community development, neighborhood preservation -- remain the same. But many of the problem cited in 1975 and 1976 -- employment and income, education, and taxation -- have become more serious.

Since that time, employment and income levels have not improved for most residents of Boston. Unemployment remains at a level above 13% of the work force, one of the highest rates in the nation.

The City operating budget, primarily due to School Department costs and cutbacks in federal and state funds recently caused a \$56 tax increase which places an even greater burden on the City's property owners and residents.

All of these factors have a direct impact on Boston's efforts to restore and improve its neighborhoods. Despite the current problems, however, Boston remains a city of viable neighborhoods with obvious potential and strength. The challenge is to use limited resources, including Community Development funds, carefully and effectively to reach these goals.

#### Boston's Experience, 1960-1975

As noted, Boston relied heavily on previous federal programs, now consolidated by the Housing and Community Development Act, to meet local needs for better housing and to improve its neighborhoods. Throughout the 1960's, the emphasis under renewal was on the downtown area and some surrounding residential areas. The renewal program changed the face of the City as we know it today. Thousands of jobs were created, and the downtown area was revitalized. Massive changes occurred in these areas, mostly for the better, but often resulting in real dislocation. Early in the program, entire blocks and even neighborhoods were cleared for redevelopment under urban renewal, along with



a large investment in public facilities. Federal renewal guidelines encouraged this approach; funds were made available for massive projects in limited areas. Toward the late 1960's, emphasis changed. Urban renewal projects focused more on residential areas, with less clearance and more rehabilitation. But funds were still limited to defined project areas.

The federal emphasis also changed with the beginning of the Model City program in parts of Roxbury, Dorchester, and Jamaica Plain. While still limited to a target area, funds were made available for a broader range of programs. The emphasis was on a comprehensive approach to neighborhood problems. Housing, economic development, education, and human services all were provided by the Boston Model City program, with employment for hundreds of area residents as well.

With a slow change in federal emphasis came a more dramatic change at the local level in Boston. Through the early and mid-1960's, most city investment had focused on the downtown area and neighborhoods close to the downtown area in need of revitalization.

In the early 1960's, City capital investment, like urban renewal, had been concentrated in the downtown areas. Less than 5% of total city expenditures were committed to public investment, and very little of this amount was committed to the neighborhoods. Overall, from 1960 to 1967, some \$77 million was spent throughout the City, with nearly half of this committed to downtown and urban renewal areas. Beginning in 1968, the focus changed dramatically. From 1968-1975, more than \$500 million will have been spent on neighborhood capital improvements, or more than 6 times as much as the previous 7 years.

These capital improvements are designed to bring high-quality neighborhood facilities, public works, and services to Boston residents. Much of the current investment has been in Community Schools, a nationally recognized program providing excellent educational and recreational services at the neighborhood level.

The City Capital Improvements Program has had an impact on neighborhood improvement far beyond the facilities built. Every dollar of city funds provides, in addition to employment, an incentive for private reinvestment, together with facilities and amenities which can inspire confidence in the neighborhood and its future.

In summary, for several years, the City has been committed to a program of investment and services in the neighborhoods. In terms of dollars spent, this program has already surpassed the amount available from federal sources. With the beginning of the Community Development program in 1975, the City had, for the first time, the ability to coordinate these resources, and utilize federal funds in a way that responds to the needs and priorities of all the neighborhoods.

With the increased flexibility offered by the Community Development program, the City was faced with a basic choice of how to best use these limited resources.

One broad option would have been to use HUD Community Development funds to basically continue and expand the categorical programs





begun with HUD funding, such as Urban Renewal, Model Cities and 312 loan programs. A number of American Cities took this option with their Community Development funding in 1975. In Boston, the experience under these prior HUD programs was closely evaluated. Both the strengths and weaknesses of the categorical programs were analyzed.

In general, it was determined that the most serious limitations of the categorical programs were:

- They were designed and controlled from Washington, with federal agencies setting goals and objectives that often did not work in a local context. This effort to impose goals and objectives resulted in excessive regulation, with federal bureaucrats making key policy decisions through administrative procedures. Not only were the programs not sensitive to the City and its neighborhoods, but also difficult and costly to administer. For example, it has been estimated that each Section 312 loan to a Boston homeowner required 72 forms, and resulted in administrative costs of over 40% of the total loan amount. In contrast, Boston's Housing Improvement Program would require only one application, and administrative costs would average only 20% of the grant amount, and no more than 5% of the total rehabilitation cost.
- Each of the categorical programs was limited to intensive expenditures in small target areas. This meant that critical needs in other parts of the City were not met, which often created a negative view among residents of those areas excluded from programs. While these categorical programs had a strong economic impact on small areas of the City, they often resulted in serious dislocation among existing residents, thus reflecting the goals of a federal agency more concerned with showing results from its own indices than with meeting the needs and priorities of the City. The result was projects which invested millions of dollars in a single block, while across the street from the project area, funds were not available for housing rehabilitation or street reconstruction.

Therefore, Boston rejected this approach as being an inappropriate and insensitive response to the City's needs. A decision was taken to use Community Development funds for strategic programs and projects in all neighborhoods. The broad goal was to have as much impact as possible on neighborhood preservation and resident confidence in every neighborhood of the City. This goal was consistent with the commitment on the part of the City to neighborhood preservation and development as well as responding to the emerging pressures of increased unemployment, rising taxes and a decline of confidence in many City neighborhoods.



This primary goal for the use of Community Development funds in turn suggested three basic guidelines:

- Citizen involvement is essential to determine highest priority expenditures for each neighborhood.
- Community Development funds should be used wherever possible to leverage private investment and other sources of funding, rather than compete with or displace private investment. In short, Community Development funding should be used to provide an environment of incentives which would encourage additional investment.
- Community Development funding should be used as part of a total effort for neighborhood preservation, not in isolation of other sources. With an extensive City capital budget and other state and federal resources available for development activities, it is necessary to develop a total program for each neighborhood, with each funding source used for the most appropriate activities.

Within these basic guidelines, Boston continues to develop comprehensive Neighborhood Improvement Programs, committing Community Development funds for five critical program areas:

- Housing
- Neighborhood Business Districts
- Capital improvements and neighborhood facilities
- Neighborhood services
- Urban renewal completion .

A description of successful CD funded programs in addition to new and innovative programs and projects for 1977 is provided in the following pages.





## HOUSING

During the last two years, the City of Boston has undertaken a comprehensive effort to improve the quality of housing for Boston residents as part of an overall Neighborhood Improvement Program. The key to this effort was the comprehensive use of city, state, and federal resources to stimulate private investment in each of Boston's residential neighborhoods.

The City maintains an inventory of approximately 232,000 housing units in the private market. Of this total, some 47,000 dwelling units need an average of \$3,000-\$5,000 of repairs in order to meet code standards. An additional 10,000 units would require nearly \$8,000-\$10,000 of rehabilitation in order to be certified as up to code.

Public housing presents a serious problem to the City as well. A relatively recent U.S. Department of Housing and Urban Development study concluded that \$32 million would be required to meet the basic structural and mechanical rehabilitation needs of Boston's 17,000 units of public housing.

The need for federal and state subsidized new construction and a rental assistance program cannot be denied. Approximately 55,000 Boston households have incomes of less than \$5,000, yet are forced to spend greater than 35% of their incomes on housing and related costs.

In order to address the City's housing needs, the Mayor has established three major housing programs, in addition to a number of specialized programs which include the following:

1. Housing Improvement Program (HIP)
2. Public Housing Improvement Program
3. Special Housing Rehabilitation Programs
  - a) Urban Homesteading
  - b) Neighborhood Housing Services (NHS)
  - c) Section 312 Loan Program
  - d) Hispanic Housing Improvement Services
  - e) Lena Park Home Ownership Program
4. Rental Assistance and New Construction Program

The long term objective of these programs and any future modifications is to bring all of the City's housing stock up to code standards over a ten-year period at an estimated investment of \$300 million.

To date, significant progress has been made in each of these programs as part of the overall effort to improve housing for Boston's residents.



## THE HOUSING IMPROVEMENT PROGRAM (HIP)

### Incentives for Rehabilitation

As a major element in the City of Boston's overall program to bring all of the City's housing up to code, the Mayor in June 1975 initiated the Housing Improvement Program.

The purpose of the Housing Improvement Program is to provide Boston homeowners with incentives to improve their homes. The program is available to all of Boston's resident owners of one through six family buildings, whose net taxable income is less than \$16,000.

The Housing Improvement Program for 1977 offers Boston homeowners the following incentives to make home repairs:

1. An exemption from property tax reassessment for home repairs initiated under the program.
2. Comprehensive repair and finance counseling services.
3. A direct rebate:
  - a. Equal to 20% of the value of repair in most neighborhoods of the City (excluding Back Bay, Beacon Hill, Chinatown, and the Fenway where there is not a significant number of owner occupants who meet the income criteria).
  - b. Equal to 40% of the value of mechanical systems and major structural repairs in certain neighborhoods where there is a gap between the ability to pay and the extent of repairs necessary. This deeper incentive is available in sections of South Boston, Roxbury, Jamaica Plain, and Dorchester. The 20% rebate is also available in these areas for non-system repairs.
  - c. Equal to 50% of the value of repairs for all work done by elderly homeowners.

At the time the HIP Program was initiated in June of 1975, the City had anticipated approximately 4,000 homeowners would participate in the program during the first year of operation. These anticipated 4,000 applicants represented 6% of the total 58,000 1-6 family owner occupied residential buildings in the City. Accordingly, the ambitious goal of improving 6% of the City's 1-6 family owner-occupied residential housing during the first program year was established.

Today, a year and one half since the program was initiated, 12,000 Boston homeowners have applied to participate in the program. This response represents greater than 20% of the City's 1-6 family owner-occupied housing, or nearly triple the City's 1975 home improvement goal.



An 18-month evaluation clearly indicates two very basic achievements:

- 1) The Housing Improvement Program has been able to reach different types of homeowners, with different types of rehabilitation needs across all the City's neighborhoods.
- 2) Given the proper incentives, a significant number of Boston's homeowners are ready and willing to make the necessary investment in their homes and thus their neighborhoods.

The Housing Improvement Program represents a partnership between the City of Boston and Boston homeowners, in the joint endeavor to improve Boston's homes and neighborhoods. This partnership clearly reflects the efficient and effective utilization of public funds as a leveraging mechanism for homeowner investment.

#### PUBLIC HOUSING IMPROVEMENT PROGRAM

As stated earlier, current estimates indicate that approximately \$32 million would be required to bring all of the City of Boston's public housing units up to code. The City recognized both the need to improve housing conditions for the 10% of the City's population which lives in public housing and the current shortage of funds to make the necessary improvements. In response, during 1975, the City began a public housing improvement program operating in conjunction with federal and state modernization programs. In the first two years of CD, effort has concentrated on improving serious structural and mechanical problems, both of which threaten the continued livability of these projects.

In the future, public housing improvements will also focus on the security problems affecting the developments, in addition to upgrading the exteriors in order to uplift the confidence of the surrounding residential neighborhoods.

Over the long run, the City will be addressing the larger problems of inadequate funding for operating expenses and capital improvements, as well as the problems related to the inefficient use of existing public housing resources.

During 1975 and 1976, most of the \$6 million Community Development funds allocated to the BHA were invested to remedy major structural repairs at the older developments.

#### SPECIAL HOUSING REHABILITATION PROGRAMS

In addition to the Housing Improvement Program, the City is using Community Development funds in support of a number of housing rehabilitation programs designed to encourage the preservation and rehabilitation of existing housing in several neighborhoods with unique housing problems. These include:





## Urban Homesteading Projects

Within the City of Boston there are approximately 3,000 seriously deteriorated residential buildings, which require substantial rehabilitation to meet code standards. Many of these buildings are abandoned, currently uninhabitable and, in their present condition, have a negative impact on their neighborhoods. The Urban Homesteading Program is a new initiative to revitalize these buildings in an effort to provide additional housing and further neighborhood improvement.

It is important to note that the number of structures to be rehabilitated is not large but that in rehabilitating some of the more deteriorated buildings in conjunction with the type of structures addressed by HIP, the degree of neighborhood confidence and pride should increase considerably.

During the past year, the City has undertaken a demonstration Urban Homesteading Program in the two neighborhoods of Wellington Hill and Meetinghouse Hill, where there is a significant number of HUD owned buildings. This year the program will be continued in these neighborhoods and expanded to include a section of Codman Square.

HUD's contribution to the program includes \$320,000 worth of vacant HUD properties, \$420,000 in Section 312 3% home improvement loans, and federal loan guarantees for permanent mortgage financing. The City provides support for neighborhood-based housing corporations to operate the program, financing for rehabilitation, and supportive improvements in the three homesteading areas. The City of Boston's program will be the second largest HUD-approved program in the country.

At the end of this fiscal year, 40 formerly abandoned buildings will be rehabilitated and in the hands of owner occupants. This year's allocation of \$240,000 will provide for an additional 20 properties.

## Neighborhood Housing Services (NHS)

Neighborhood Housing Services is a neighborhood preservation program which is aimed at reversing disinvestment in targeted City neighborhoods, and to encourage homeowners, bankers, and the City to strengthen their investment in home and neighborhood improvements. The four key elements of the program include:

1. A target neighborhood with a strong community desire to preserve and improve housing.
2. Banking industry commitment to make all bankable loans in the target area, and to support the administrative costs of the NHS office.
3. City commitment to conduct a systematic housing code compliance program for the target area.
4. A revolving loan fund for high-risk, non-bankable rehab loans needed in the target area.



In Boston, two neighborhoods -- Mission Hill and Savin Hill -- are implementing an NHS program. In each neighborhood, a small but competent staff is helping target area residents through the steps necessary to bring their properties up to code, and to secure financing for repairs. During the first several months of operation, more than 150 homeowners have undertaken home improvements while participating in this program.

To date, 14 financial institutions have made contributions to fund the operating budgets of the two neighborhood programs. In addition, the banks and thrift institutions have agreed to make bankable loans in the target areas.

The City has supported the program through a coordinated code enforcement effort, coupled with upgraded capital improvements and improved City services. Over the past two years, the City committed \$200,000 to the revolving loan fund for non-bankable loans. This contribution was matched by a similar contribution from the Boston financial community and the Federal Home Loan Bank Board. For 1977, the City is proposing \$80,000 which would provide \$40,000 to the high-risk revolving loan fund in each neighborhood.

#### Administration of Section 312 Loan Program

The 312 loan program is a low interest home improvement loan program. The federal government, through HUD, provides 3% loans directly to homeowners. In accordance with the federal 312 processing procedures, the City inspects the property, obtains homeowner credit reports and construction bids, then forwards the homeowner's 312 application to HUD for review and approval. Upon HUD approval of the 312 loan application, the City monitors repair work and 312 loan progress payments for completed work. Upon certification of completed repairs, the homeowner begins loan repayment directly to HUD with no further City involvement.

This year the City expects approximately \$900,000 in Section 312 loans, to be used in existing renewal areas, the Homesteading neighborhoods in Dorchester and selected areas in Roslindale and Roxbury.

#### Hispanic Housing Improvement Services

Hispanic Housing Improvement Services is a relatively new program designed to assist existing and new Hispanic homeowners to locate and rehabilitate housing through a better utilization of Boston's existing housing programs, including the Housing Improvement Program, the Homesteading Program, Neighborhood Housing Services, and Boston Housing Authority programs.

As an increasing segment of Boston's population, it is important to both the future of the City and its Hispanic community that Spanish-speaking families be encouraged to buy and rehabilitate homes in the City. The objectives of this program are to provide a professional, bilingual staff which can work with Spanish-speaking families to ensure their participation in a number of federal and local programs for homeownership and housing rehabilitation which are currently available.





The program will be carried out under contract with Alianza Hispana, serving a Citywide Hispanic population. The proposed budget for the program is \$25,000, which would provide for the services of a Spanish-speaking project director, rehabilitation specialist, and housing out-reach worker.

#### Lena Park Home Ownership Program

Due to the high rate of default, foreclosure and ultimately abandonment, a Home-Ownership program under the auspices of the Lena Park Community Development Corporation will be implemented in 1977. This program will operate as a compliment to the City Housing Improvement Program, in that it will address a critical need which is beyond the scope of HIP.

The combination of housing programs should have a very direct impact on the Franklin Field neighborhood, fostering a sense of community solidarity and confidence.

#### RENTAL ASSISTANCE AND NEW CONSTRUCTION

Section 8 of the Housing and Community Development Act of 1974 provides for a federal housing assistance payments program for eligible families and elderly occupying new, substantially rehabilitated or existing rental units.

To date, Boston has received \$13.1 million in Section 8 funds. Of that total allocation, \$11.1 million has been designated for new construction and substantially rehabilitated units under the auspices of the Massachusetts Housing and Finance Agency (MHFA). The Boston Housing Authority is in receipt of the remaining \$2 million to be used for 430 existing housing units (214 units - elderly, 216 units - family).

Currently, 2482 units are located in developments which have firm financial commitments. However, the City's efforts have been hindered because of the unavailability of construction funds and the inability of MHFA, lacking state or federal guarantees, to compete in severely troubled capital markets.

From September 1975 through January 1977, the City has received 26 Section 8 applications filed by MHFA for new construction and substantial rehabilitation. The applications indicate not only the number of assisted units and the financing status, but moreover an increased effort by the City to promote a greater housing choice for low-income tenants..

#### ABANDONED PROPERTY PROGRAM

In many areas of Boston, a number of abandoned and deteriorated buildings pose a considerable threat to the security, safety, and economic viability of the neighborhoods. Abandonment is a serious problem in Franklin Field, Roxbury, and in parts of Dorchester and Jamaica Plain.



These abandoned properties have a negative impact not only on the immediate neighborhood, but on the City as a whole. An abandoned house can erode the value of surrounding property, often to the point of provoking further abandonment. These buildings are also a prime source of vandalism, crime, and fire. The vacant land which results, when left to become an eyesore or dumping ground, also reduces the viability of the neighborhoods. These side effects extend far beyond the immediate area -- the City incurs tremendous costs for police and fire protection, as well as the almost inevitable cost of demolition. Beyond costs, the lives and safety of the City's uniformed services, as well as residents, are at stake.

While the abandoned building may appear on the surface as a housing resource, in most cases, it is a tremendous liability, because of its impact on surrounding property. Extensive studies have shown that the cost of rehabilitating most abandoned buildings -- \$10,000 per dwelling unit or more -- will far exceed what the building could be sold for after rehabilitation. In addition, rehabilitation of most buildings is literally not possible because of the unavailability of mortgage financing in impacted areas.

The Abandoned Property Program presents a comprehensive approach to dealing with properties which have become a liability to the community. The program addresses the need to demolish or secure various abandoned properties to enhance public safety and livability. The prime objectives of the program are:

1. Reducing the health and safety threat to neighborhoods caused by unsafe buildings.
2. Slowing the process of deterioration and loss of housing resources.
3. Restoring vacant land to enhance the physical appearance of the neighborhood, and for productive use by its residents.

The Abandoned Property Program has three basic components:

#### Demolition and Boarding

In areas where abandonment occurs, it is a clear priority of residents to remove structures that are beyond rehabilitation. In response, Community Development funds are committed to a substantial demolition program.

Over the past year and a half, the City has demolished some 500 structures using CDBG funds. However, in some areas disinvestment and abandonment continue. In 1977 the demolition budget will be increased from \$900,000 to \$1,300,000 in an effort to catch up on the inventory.



## REVIVAL: Revitalization of Vacant Land

Over the past two years, the City has initiated an innovative program for the reuse of vacant lots in residential areas known as REVIVAL.

Objectives of the REVIVAL Program are:

1. Improvement of the physical appearance of the neighborhoods.
2. Increased pride in the neighborhoods by the residents.
3. Provision of opportunities for constructive reuse of vacant land at a reasonable cost to homeowners and residents.
4. Prevention of undesirable development uses on available vacant land.

The continuation and expansion of the REVIVAL program is very promising. \$110,000 is budgeted for this year, and is primarily earmarked for Victory Gardens. The City clearly benefits both economically and psychologically. The sale of vacant lots to abutters has the obvious effect of putting the property back on the tax rolls. In addition maintenance costs are directly reduced as they now become the responsibility of the new owner.

Local community organizations undertaking a Victory Garden are also charged with the responsibility of maintenance. Victory Gardens provide for the participation of many residents, in some cases in excess of 100 families, in a community gardening endeavor. The psychological impact in terms of renewed neighborhood confidence and viability are readily identifiable and foster an even greater sense of community and solidarity among the residents.

To date, the planning phase for 40 gardens is completed. On an average, 5,000 square feet provides space for twenty-five gardeners. Two exceptionally large victory gardens, the "East Berkeley" Strip in the South End and the "Linwood Street-Cedar Street" site in Roxbury, will serve as many as 150 gardeners each.

### Open Space Management Program

The REVIVAL Program primarily addresses single lots and lots of up to approximately 20,000 square feet. However, in sections of Dorchester, Roxbury, and South Boston there are larger tracts of vacant land, which are primarily the result of past demolitions. An Open Space Management Program has been developed using CD funds in conjunction with CETA Manpower funds. The program will clear and secure these tracts, turning them over to Manpower crews, who will then be responsible throughout the year for their upkeep and maintenance.





## ALLSTON/BRIGHTON - NEIGHBORHOOD IMPROVEMENT PROGRAM

The primary goal of the goal of the 1977 Neighborhood Improvement Program is the stabilization of the residential areas of Allston/Brighton. Emphasis will be placed on continuing and strengthening the most successful City programs. Funds allocated to human service activities will complement the City's on-going investment in the upgrading of public facilities.

In 1977, additional funds will be allocated for the Housing Improvement Program, including a new 50% rebate option for elderly homeowners. Funds will also be programmed for physical expansion of the Allston/Brighton Health Center to provide additional health facilities of special interest to all residents of the area.

### HOUSING PROGRAMS

1977

- To meet anticipated demands, 1977 funds will be provided for the rehabilitation of approximately 350 buildings. 21% of the 1-6 family, owner-occupied housing stock has been improved through the first and second year HIP allotment. In 1977, homeowners over the age of 65 will be eligible for a 50% rebate. \$275,000 CD

### NEIGHBORHOOD BUSINESS DISTRICT PROGRAM

- Footpatrolmen 45,000 CD

### CAPITAL IMPROVEMENTS

#### Neighborhood Facilities

- Allston/Brighton Neighborhood Health Center: expansion and reconversion of existing space to allow for the addition of geriatric, podiatry and eye clinics. 90,000 CD

#### Parks

- Brighton Square - develop sitting area 35,000 CD
- Oak Square Playground - floodlights for Little League field 35,000 CD
- Tree planting 25,000 CD

#### Public Works

- Sidewalk patch-paving 150,000 CD
- Street re-surfacing 25,000 CB
- Traffic sign, Everett Street bridge 35,000 CD

### HUMAN SERVICE

#### Elderly

- Senior Shuttle to provide transportation for social and recreational purposes to elderly groups of Boston, age 60 or over. 33,500 CD



<u>Day Care</u>	<u>1977</u>
- Fidelis Way Day Care	15,000 CD
- Jackson/Mann After School Day Care	10,000 CD
Community Development (CD) Funding	573,000
<u>Capital Budget (CB) Funding</u>	<u>175,000</u>
TOTAL	\$773,000





## BACK BAY/BAY VILLAGE NEIGHBORHOOD IMPROVEMENT PROGRAM

The 1977 Neighborhood Improvement Program for the Back Bay and Bay Village is directed at reinforcing the preservation strategy for residential and commercial areas begun in recent years.

Capital investments will take place largely in the form of street lighting projects. Along the Commonwealth Avenue Mall, Phase I of sidewalk reconstruction at the cross streets will begin, and the City will initiate a special program to save the boulevard's trees from Dutch Elm Disease. Two important neighborhood services, Back Bay Aging Concerns and Newbury Street Police Patrol, will be helped to continue through further Community Development Block Grant funding.

In addition to these 1977 Neighborhood Improvement priority expenditures, last year's commitments -- including the Clarendon Street Playground, the Back Bay Code Enforcement Program and Phase I of Newbury Street lighting -- will be carried out as part of the effort to enhance the area's livability and stability.

### NEIGHBORHOOD SERVICES

1977

- |  |           |
|--|-----------|
| - Back Bay Aging Concerns program grant for elderly services | 20,000 CD |
| - Newbury Street Police Patrol                               | 50,000 CD |

### CAPITAL IMPROVEMENTS

- |  |            |
|--|------------|
| - Elms Treatment Program, Commonwealth Avenue Mall from Arlington to Charlesgate East. | 50,000 CD  |
| - Church Street lighting, 7 locations  | 10,500 CD  |
| - Commonwealth Avenue lighting, continuation from Hereford to Massachusetts Avenue     | 104,000 CD |
| - Newbury Street lighting, Phase II and completion, from Exeter to Arlington           | 149,500 CB |
| - Sidewalk reconstruction, Commonwealth Avenue Mall at Exeter and Gloucester           | 15,000 CB  |

### 1977 NEIGHBORHOOD IMPROVEMENT PROGRAM SUMMARY

Community Development (CD) Funding	234,500
Capital Budget (CB) Funding	<u>164,500</u>
Total	399,000



## BEACON HILL - NEIGHBORHOOD IMPROVEMENT PROGRAM

The Neighborhood Improvement Program for Beacon Hill in 1977 is aimed at encouraging neighborhood confidence and supporting or continuing public improvements made in recent years.

The most extensive expenditure will be made on Garden Street, which will be completely reconstructed, with new sewer and water lines and brick sidewalks. The Beacon Hill-West End Mental Health Committee will receive a grant to begin their innovative cooperative apartments project. Repair and renovation programs at Hill House and the Old West Church will enable those places to improve their services, particularly to the elderly. The special business district foot patrol will again serve Charles and Cambridge Streets.

The two major capital commitments from last year's Neighborhood Improvement Program, Temple Street Mall and the Hill House roof, should reach completion this year. In addition, over 100 new trees with protective supports will be planted in response to neighborhood requests.

<u>HOUSING</u>	<u>1977</u>
Beacon Hill-West End Mental Health Committee Cooperative apartments	8,600 CD
<u>NEIGHBORHOOD SERVICES</u>	
Business District Foot Patrol	50,000 CD
<u>CAPITAL IMPROVEMENTS</u>	
Street lights, Hancock and Spruce Streets	15,000 CD
Tree supports	15,000 CD
Old West Church outdoor repairs	1,500 CD
Garden Street reconstruction	96,000 CB
Hill House interior renovations	19,000 CD
<u>1977 NEIGHBORHOOD IMPROVEMENT PROGRAM SUMMARY</u>	
Community Development (CD) Funding	109,100
Capital Budget (CB) Funding	<u>96,000</u>
TOTAL	205,100



## CHARLESTOWN- NEIGHBORHOOD IMPROVEMENT PROGRAM

The goal of the 1977 Neighborhood Improvement Program in Charlestown is to continue work on outstanding urban renewal activities and to preserve and upgrade the residential community.

Begun two years ago, the Housing Improvement Program will be continued as will the Senior Shuttle. In addition, a higher rebate component of HIP is designed to encourage the upgrading of structures owned by senior citizens on limited incomes and significant improvements are programmed for the Bunker Hill Housing Project which contains almost one-fifth of Charlestown's population.

By far the most important project to be undertaken in 1977 will be the reconstruction of Main Street. This project has long been an objective of the urban renewal plan and is today the community's top priority. Completion of this project will consolidate the past gains made under the urban renewal program and bolster confidence in the future of Charlestown.

<u>HOUSING</u>	<u>1977</u>	
- HIP: the 20% rebate program is being continued at \$150,000 with an additional \$50,000 budgeted for a new 50% rebate program for elderly	\$ 200,000	CD
- Installation of security doors and replacement of stairwell windows with plexiglass ("colorwall") in Bunker Hill Housing Project	200,000	CD
- Special crew to rehab apartments with serious defects in Bunker Hill Housing Project	128,310	CD
<u>CAPITAL IMPROVEMENTS</u>		
- Pedestrian signal at Elm and Medford Streets	20,000	CB
<u>NEIGHBORHOOD SERVICES</u>		
- Senior Shuttle	16,500	CD
- Boy's Club: Girls' Summer Day Camp Program	10,000	CD
<u>URBAN RENEWAL ACTIVITIES (CD ONLY)</u>		
- Reconstruction of Main Street (Phase I: lighting, sidewalks, and underground work)	1,555,000	CD (BRA)
Community Development (CD) Funding	554,810	CD
Urban Renewal CD Funding	1,555,000	CD (BRA)
Capital Budget (CB) Funding	20,000	CB
TOTAL	2,129,810	





## CHINATOWN/SOUTH COVE NEIGHBORHOOD IMPROVEMENT PROGRAM

The Chinatown/South Cove 1977 Neighborhood Improvement Program is intended to improve the stability and livability of the Chinese residential area.

The feasibility of converting properties on Edinboro Street to family housing will be explored, and initial rehabilitation steps taken, through the City's grant to the Chinese Economic Development Council. Two groups, serving the elderly and young children respectively, will receive program grants. Major capital expenditures will be made to improve street lighting in the area, complete BRA environmental improvements begin the conversion of the old Quincy School and provide safe pedestrian access to Pagoda Park.

1976 Neighborhood Improvement projects now underway and due for completion include Chinese kitchen facilities at the New Quincy Community School, lighting on Edinboro and Oxford Streets and Harrison Avenue, and construction of the Chinatown Gateway.

### HOUSING

1977

- Edinboro rehab grant to CEDC	25,000 CD
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### NEIGHBORHOOD SERVICES

- South Cove Golden Age Center	15,000 CD
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- Pre-School Extended Kindergarten	11,500 CD
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### CAPITAL IMPROVEMENTS

- Street lights, 80 locations south of Kneeland Street	56,000 CD
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- Old Quincy School conversion, matching grant to CCBA	25,000 CD
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- Intersection redesign, Kneeland Street at Surface Artery and Hudson Street	60,000 CB
--	-----------

### SOUTH COVE URBAN RENEWAL PROJECT

- Sidewalks, lighting and trees on Hudson and Tyler Streets (In addition, the BRA will complete, through other funding sources, sewer and water work on Harrison Avenue and other street resurfacing. The total anticipated investment for these other activities is \$378,740).	160,420 CD
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### NEIGHBORHOOD IMPROVEMENT PROGRAM SUMMARY

Community Development (CD) Funding	132,500
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Urban Renewal CD Funding	<u>160,420</u>
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Total CD Funding	282,920
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Capital Budget (CB) Funding	<u>60,000</u>
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# DORCHESTER-FIELDS CORNER NEIGHBORHOOD IMPROVEMENT PROGRAM

The 1977 Neighborhood Improvement Program for Fields Corner is a continuation of the 1975 and 1976 program. The Housing Improvement Program will be continued with the addition of a 50% rebate for elderly homeowners. The Meeting House Hill area is again targeted with the Homesteading program, increased footpatrol, and the second phase of improvement to Ronan Park. The Homsteading Program will also be expanded to include part of Codman Square. Funds have also been increased for building demolition and maintenance and reuse of vacant lots. Two new neighborhood service programs have been funded- FDNH Elderly Day Care and the YMCA - Teenage Alcoholic Counseling Program.

## HOUSING PROGRAMS

1977

- Clearance of abandoned, unsafe and dangerous buildings (approximately 115 buildings)	290,000	CD
- Securing of vacant buildings for future rehabilitation (approximately 6 buildings)	10,000	CD
- REVIVAL - restoration and improvements of lots in residential areas (approximately 25 lots)	50,000	CD
- Open Space Management - maintenance of vacant lots in residential areas.	30,000	CD
- Housing Improvement Program - includes 50% rebate for elderly.	300,000	CD
- Homesteading: Codman Square	80,000	CD
Meeting House Hill	80,000	CD

## NEIGHBORHOOD BUSINESS DISTRICT PROGRAMS

- Footpatrol - Fields Corner, Adams Village, Peabody Square, Bowdoin St., Codman Square	78,500	CD
- Amenities for Bowdoin Street	5,000	CD

## CAPITAL IMPROVEMENTS

- Ronan Park, Phase II	150,000	CD
- Garvey Playground	145,000	CB
- Byrne Playground	88,000	CB
- Town Field, Phase I	120,000	CD
- Tree Planting	15,000	CD

## NEIGHBORHOOD SERVICES

- Federated Dorchester Neighborhood House Senior Shuttle	33,000	CD
- Federated Dorchester Neighborhood House Elderly Day Care	35,000	CD





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1977

- YMCA - Project Awareness - Teenage  
Alcoholic Counseling

30,000 CD

Community Development (CD) Funding

1,306,500

Capital Budget (CB) Funding

233,000

TOTAL

1,539,500



## DORCHESTER-UPHAMS CORNER NEIGHBORHOOD IMPROVEMENT PROGRAM

The goal of the third year Neighborhood Improvement Program will be to continue the preservation and revitalization of Uphams Corner neighborhoods.

The Housing Improvement Program will be continued this year with the addition of a 50% Rebate for the NHS revolving loan fund, and a new parking lot for the business district. La Alianza Hispana will continue its neighborhood services to the Hispanic community, as will the Uphams Corner Health Center for elderly homecare.

### HOUSING PROGRAMS

1977

- |   |         |    |
|---|---------|----|
| - Clearance of abandoned, unsafe and dangerous buildings (approximately 85 buildings)   | 210,000 | CD |
| - Securing of vacant buildings for future rehabilitation (approximately 6 buildings)  | 15,000  | CD |
| - Restoration and improvements of vacant lots in residential areas (approximately 20 lots)  | 30,000  | CD |
| - Open Space Management - maintenance of vacant lots in residential areas.  | 100,000 | CD |
| - Housing Improvement Program. In 1977 funds are reserved for housing improvements with a higher rebate proposed for structural improvements in selected areas. | 300,000 | CD |
| - Matching grant to Neighborhood Housing Services revolving loan fund for rehabilitation loans.   | 40,000  | CD |
| - La Alianza Hispana Homeownership program - to promote homeownership for the Hispanic community.   | 25,000  | CD |

### NEIGHBORHOOD BUSINESS DISTRICT PROGRAM

- |  |        |    |
|--|--------|----|
| - Footpatrolmen (Uphams Corner)          | 43,250 | CD |
| - Off-street parking lot (Uphams Corner) | 75,000 | CD |

### CAPITAL IMPROVEMENTS

- |   |         |    |
|---|---------|----|
| - Colonel Marr's Boys Club<br>Repair of drainage and roofing problems | 10,700  | CD |
| - Tree planting   | 15,000  | CD |
| - Improved street lighting - Monadnock Street                         | 103,000 | CD |



NEIGHBORHOOD SERVICES1977

- The Uphams Corner Health Center will provide home medical services to the elderly and homebound residents of the neighborhood.	45,000	CD
- Uphams Corner Day Care (St. Paul's)	7,500	CD
- La Alianza Hispana runs a multi-service center for the Spanish speaking with social service and civic education programs.	140,000	CD
- Senior Shuttle	16,500	CD
Community Development (CD) Funding	1,100,095	
Capital Budget (CB) Funding	75,000	
TOTAL	<u>1,175,950</u>	

SPECIAL STUDIES

A major planning study on Dorchester Avenue will be prepared.





## EAST BOSTON - NEIGHBORHOOD IMPROVEMENT PROGRAM

The goal of the 1977 Neighborhood Improvement Program is to preserve and upgrade the residential neighborhoods of East Boston.

Toward this end the City plans to continue the Housing Improvement Program and programs to board vacant buildings and demolish unsafe structures. Major improvements will be made in the Maverick and Orient Heights Housing Projects and programs to provide the Senior Shuttle and footpatrol in the business districts will be continued.

Of particular note is a new higher rebate component of HIP which is designed to encourage the upgrading of homes owned by senior citizens on limited incomes and plans to make major improvements in Noyes Park, the primary recreational facility in the Orient Heights section of East Boston.

<u>HOUSING</u>	<u>1977</u>
- HIP: the 20% rebate program is being continued at \$225,000 with an additional \$75,000 budgeted for a new 50% rebate program for elderly	300,000 CD
- Securing of vacant buildings for future rehab	5,000 CD
- Clearance of unsafe buildings	25,000 CD
- Improvements to London and Decatur St. lot under the Open Space Management Program	10,000 CD
- Summer footpatrol in Orient Heights and Maverick Housing Projects	16,000 CD
- Installation of security doors on buildings in Maverick Housing Project	83,300 CD
- Installation of security doors and replacement of hallway windows with plexiglass ("colorwall") in Orient Heights Housing Project	88,800 CD

### NEIGHBORHOOD BUSINESS DISTRICT PROGRAM

- Footpatrolmen in Maverick, Central, Day, and Orient Heights Squares	50,000 CD
- Business District Amenities	5,000 CD

### CAPITAL IMPROVEMENTS

- Noyes Park improvements (Phase I)	250,000 CB
- Reconstruction of Prescott Street	144,000 CD
- Demolition of Gove Street pedestrian overpass	10,000 CD
- Prescott Square improvements	5,000 CD
- Reconstruction of Border Street sidewalks by Shore Plaza East	21,000 CD
- Resurfacing of Salesian Boys' Club outdoor basketball court	10,000 CD



HUMAN SERVICES1977

- Senior Shuttle	16,500 CD
- Little Folks Day Care Center (Title XX match to provide 7 more day care slots)	5,800 CD

NEIGHBORHOOD IMPROVEMENT PROGRAM: SUMMARY EXPENDITURES

Community Development (CD) Funding	795,400
Capital Budget (CB) Funding	<u>250,000</u>
TOTAL	1,045,400



## FENWAY - NEIGHBORHOOD IMPROVEMENT PROGRAM

The third year Neighborhood Improvement Program for the Fenway is aimed at targeting funding in the St. Botolph neighborhood. This neighborhood borders the Fenway Urban Renewal Project and as such receives no renewal funding. Targeting funding to this neighborhood encourages the private investment occurring and safeguards the public investment in the renewal area.

### NEIGHBORHOOD BUSINESS DISTRICT PROGRAM

1977

Footpatrol	TOTAL	40,000 CD
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### CAPITAL IMPROVEMENTS

#### Public Works

##### Street lighting:

Clearway Street

St. Botolph Street

180,000 CD

Sidewalk reconstruction:	W. Newton Street - St. Botolph to RR tracks	15,000 CB
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Street lighting and sidewalks on	Boylston Street	131,500 CB
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Street lighting and sidewalks on	Albemarle Street	23,000 CB
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Street lighting and sidewalks on	Follen Street	14,000 CB
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Sidewalks - W. Newton Street - Huntington to St. Botolph Street	7,500 CB
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#### Parks

Tree planting

2,000 CD

### NEIGHBORHOOD SERVICES

Senior Shuttle

16,500 CD

Senior Shuttle to provide outreach, support, information and referral to elderly in the Fenway community

### URBAN RENEWAL ACTIVITIES

Contract X (street reconstruction)	200,000 CD
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Contract X (water lines)	100,000 CD
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Contract 13 (water lines)	614,100 CD
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FENPAC Budget	<u>45,000 CD</u>
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<u>NEIGHBORHOOD IMPROVEMENT PROGRAM: SUMMARY EXPENDITURES</u>	<u>1977</u>
Community Development Block Grant (non-renewal)	238,500
C.D.B.G. - Renewal Funding	959,100
Capital Budget Funding	<u>183,500</u>
TOTAL	1,381,100



FENWAYCDCITY CAPITAL

<u>ousing</u>		Street lighting and sidewalks on Boylston Street	131,500
<u>uman Services</u>		Street lighting and sidewalks on Albemarle Street	23,000
Elderly Van	16,500	Street lighting and sidewalks on Follen Street	14,000
<u>usiness Districts</u>		Sidewalks- W. Newton - Huntington to St. Botolph Street	7,500
Footpatrol	40,000		
		TOTAL	\$176,000

apital

Street lighting - Clearway	72,000
St. Botolph	108,000
Tree planting	2,000
Sidewalks - W. Newton - St. Botolph to RR bridge	7,500
TOTAL	\$229,500



## FRANKLIN FIELD NEIGHBORHOOD IMPROVEMENT PROGRAM

In 1977 the major emphasis of the Franklin Field Neighborhood Improvement Program will be to again address the problems of massive residential housing deterioration, abandonment and subsequent demolition. While demolition will continue, the City will address throughout the area the need to clear, secure and maintain the large parcels of vacant land that have resulted from extensive demolition.

Additionally, further efforts will be made to improve the quality of life and security in both the family and elderly public housing in the area. Those few capital improvement projects to be conducted are chiefly to reestablish confidence in more stabilized areas of this neighborhood and provide demonstration of municipal commitment to the stabilization of this area.

A major departure from previous demolition efforts will be the business district demolition program. Long unused, excess, abandoned and dilapidated storefronts along the Blue Hill Avenue Business District long heightened the image of this major commuter corridor as an abandoned, neglected, decimated neighborhood. To begin to address this problem and through activity encourage a more positive reappraisal of the area and its future, this activity will receive a major emphasis in 1977. Combined with the Open Space Management program it is hoped that new confidence in the area can be encouraged and developed.

### HOUSING PROGRAMS

1977

- |   |            |
|---|------------|
| - Clearance of abandoned, unsafe and dangerous buildings.   | 225,000 CD |
| - Securing of vacant buildings  | 20,000 CD  |
| - Open Space Management holding of large parcels of vacant land in a responsible and rational manner through clearing, securing and maintaining the sites so that they do not further blight the neighborhood and give a more positive image. | 100,000 CD |
| - Housing Improvement Program<br>Residential housing improvement rebate program granting reimbursement for homeowner investment.  | 200,000 CD |
| - Lena Park Housing Project<br>A community based, neighborhood sponsored program to provide housing counselling to families in this area faced with potential mortgage default and generally to families                                      | 100,000 CD |





inexperienced in ownership and home finance budgeting. Additionally, some housing units will be rehabilitated for area residents.

1977

### Public Housing

- Franklin Field Elderly Project  
Improvement of sidewalks and security lighting 137,500 CD
- Franklin Hill Family Project  
Installation of security screens on first floor apartments. 137,500 CD

### BUSINESS DISTRICTS

- Demolition of Selected Abandoned Stores on Blue Hill Ave. 45,000 CD
- Business Development Specialist to work with Blue Hill Avenue Businessmen (14,000) CD

### CAPITAL IMPROVEMENTS

#### Public Works

- Installation of Pedestrian Signal  
Glenway and Harvard Streets 25,000 CD
- Installation of traffic signal  
Harvard and Norwell Streets 25,000 CD
- Residential Sidewalk Improvements
  - Glenarm 29,750 CD
  - Havelock 5,100 CD
  - Fabyan 5,500 CD
  - Lucerne 9,700 CD

### HUMAN SERVICES

- Elderly Shuttle 16,500 CD  
Senior Shuttle to operate out of Lee Community School to provide transportation for medical, recreational purposes for any elderly resident of Boston, age 60 or over.

TOTAL 1,084,550



## HYDE PARK- NEIGHBORHOOD IMPROVEMENT PROGRAM

The Hyde Park Improvement Program for 1977 is oriented toward strengthening the community's housing quality, both private and public, revitalizing Cleary Square and correcting the misimpressions and adverse publicity Hyde Park has received over the last two years as a result of busing.

In concert with the above, a major investment will be made to reconstruct streets in an ongoing effort to preserve Hyde Park as one of Boston's finer residential neighborhoods.

### HOUSING

1977

- |                                      |            |    |
|--------------------------------------|------------|----|
| - <u>Housing Improvement Program</u> | \$ 225,000 | CD |
|--------------------------------------|------------|----|

Since 1975, over \$400,000 has been invested in improvements that benefit not only individual homeowners but the Hyde Park community, as well. In 1977, funds are budgeted for the rehabilitation of approximately 450 structures.

- |                                   |         |    |
|-----------------------------------|---------|----|
| - <u>Fairmount Public Housing</u> | 275,000 | CD |
|-----------------------------------|---------|----|

Exterior building improvements are planned by the City in order to compliment the deferred maintenance projects scheduled by the Boston Housing Authority in this state-owned project.

- |   |        |    |
|---|--------|----|
| - <u>Neighborhood Confidence Building Program</u> | 15,000 | CD |
|---|--------|----|

This program is designed to correct the misimpressions of Hyde Park portrayed by the media and to accurately depict the fullness and variety of life Hyde Park residents has to offer, as one of Boston's finer neighborhoods.

### NEIGHBORHOOD BUSINESS DISTRICT PROGRAM

As in the past two years, the City will be continuing a major committment to Cleary Square.

- |   |        |    |
|---|--------|----|
| - Footpatrol  | 42,600 | CD |
| - Rehabilitation of the Y.M.C.A. Building             | 20,000 | CD |
| - Business Shuttle                                    | 5,000  | CD |
| - RE-STORE  | 20,000 | CD |
| - Public Signing and Amenities (benches, trees, etc.) | 10,000 | CD |

### CAPITAL IMPROVEMENTS

- |                         |         |    |
|-------------------------|---------|----|
| - Street Reconstruction | 95,000  | CB |
| - Street Reconstruction | 101,000 | CD |



NEIGHBORHOOD SERVICES

	<u>1977</u>	
- Senior Shuttle	\$ 16,500	CD
- St. Anthony's Day Care Center	<u>20,000</u>	CD
Community Development (CD) Funding	750,100	
Capital Budget (CB) Funding	95,000	
TOTAL	845,100	



## JAMAICA PLAIN NEIGHBORHOOD IMPROVEMENT PROGRAM

The 1977 Neighborhood Improvement Program for Jamaica Plain focuses on preservation and rehabilitation of its private and public housing stock, with special attention to the elderly who own their own homes or live in public housing.

The human services and public works are geographically targeted to serve the dual purpose of (1) reinforcing housing investments in Jamaica Plain and (2) supporting two significant local population groups of limited financial means: the elderly and Spanish-speaking.

The concentration of 1976 Community Development funds in Jamaica Plain's business districts will be reinforced in 1977 with continuation of footpatrols, a new parking lot in Egleston Square, and the reconstruction of Centre Street. The latter project will consist of a new water line out of the City's Capital Improvement Budget, a new street with the City's share of state highway aid, and new streetcar tracks with MBTA funds.

### HOUSING PROGRAMS

1977

The successful Housing Improvement Program will be continued in Jamaica Plain in 1977. Supplemented with the 1976 program, approximately 400 homeowners will be able to participate in 1977. A 50% rebate will be available to elderly homeowners and a 40% rebate for major system repairs to homeowners in parts of the Hyde Square and Egleston Square neighborhoods.	\$175,000 CD
Clearance of 25 abandoned, unsafe, and dangerous buildings and boarding of 15 vacant buildings for future rehabilitation.	90,000 CD
Roof repairs for the Pond Street elderly public housing project	27,500 CD
A fifty-fifty share between the City and the tenants will continue the Bromley-Heath security patrol	50,000 CD
Bromley-Heath has been selected as one of the four city housing projects that can benefit most from the rehab of vacant apartments by special work crews.	128,310 CD

### NEIGHBORHOOD BUSINESS DISTRICT PROGRAM

Footpatrols in Egleston and Hyde Squares and along Centre Street	120,000 CD
Egleston Square parking lot construction	50,000 CD

### PUBLIC WORKS

New water line for Centre Street (South Street to South Huntington Avenue) as part of total state reconstruction project	275,000 CB
Residential street reconstruction -	84,000 CB
Residential street lighting	80,000 CD
Residential sidewalk reconstruction	37,000 CD
Street trees	4,500 CD





HUMAN SERVICES1977Health

Brookside Park Family Life Center: Comprehensive program to provide primary health care services, in conjunction with a matching Health and Hospital grant; special emphasis on services to the elderly 80,000 CD

Martha Eliot Health Center: provides primary health care services, in conjunction with a federal grant. 24,000 CD

Elderly

Senior Shuttle 16,500 CD

Also, see "Health"

Day Care

N.I.C.E., Inc.: Matching share with Mass. Department of Public Welfare, under Title XX, for pre-school children. 50,000 CD

Jamaica Plain Neighborhood House: Matching share with Mass. Department of Public Welfare, under Title XX, for 7-12 year olds after school. 10,000 CD

Youth/Recreation

Club Hispano: a program of recreation for 6-12 year old Hispanic children 15,000 CD

NEIGHBORHOOD IMPROVEMENT PROGRAM: SUMMARY EXPENDITURES

Community Development (CD) Funding 957,810

Capital Budget (CB) Funding 359,000

TOTAL 1,316,810



KENMORE SQUARE - NEIGHBORHOOD IMPROVEMENT PROGRAM

The primary goal of the 1977 Neighborhood Improvement Program in Kenmore Square is the upgrading of the neighborhood business district. Funds will be allocated to make major improvements to the Commonwealth Avenue Mall, which will improve the quality of the physical environment for residents and encourage longer range private investment in the area.

<u>CAPITAL</u>	<u>1977</u>
<u>Parks</u>	
- Commonwealth Avenue Mall - from Kenmore Sq. to Charlesgate West	\$300,000* CB
* \$150,000 match from the Bureau of Outdoor Recreation will be returned to the City.	
<u>Total Capital Budget (CB) Funding</u>	<u>\$300,000</u>



## MATTAPAN NEIGHBORHOOD IMPROVEMENT PROGRAM

The City's 1977 Neighborhood Improvement Program in Mattapan is weighed heavily toward capital improvements and housing. Continued upgrading of the public housing stock, "Homesteading", and residential housing improvement were strongly emphasized. Neighborhood preservation, conservation and stabilization are being directly dealt with through street and sidewalk reconstruction and improvement and the aforementioned residential housing improvement program.

### HOUSING PROGRAMS

1977

- Clearance of abandoned, unsafe and dangerous buildings	65,000 CD
- Securing of vacant buildings for future rehabilitation	20,000 CD
- Housing Improvement Program	60,000 CD
- Homesteading construction of 1976 program providing rehabilitation loans for homeowners.	80,000 CD
- Public housing sidewalk and lighting improvements Morton/Gallivan Project	146,300 CD

### NEIGHBORHOOD BUSINESS DISTRICT PROGRAM

- Footpatrol	18,000 CD
- Street lighting, road reconstruction - Mattapan Square	176,000 CB

### CAPITAL IMPROVEMENTS

#### Parks

- Walker Street Park Tot Lot and Shelter	88,000 CD
- Tree planting	12,500 CD

#### Public Works

- <u>Sidewalk Improvements</u> - Residential	
Stowe Road	7,200 CD
Lorna Road	20,000 CD
Blue Hill Ave.	10,000 CD
Colorado Street	2,800 CD
Ormond Street	14,500 CD
Fairway Street	3,200 CD
Gladeside Ave.	72,000 CB
- Pedestrian Signal Fessenden St.	25,000 CD





NEIGHBORHOOD SERVICES1977Health Care

- Avenue Neighborhood Health Center 40,000 CD

A comprehensive program to provide primary health care services. The 1977 budget will provide operating support in addition to City capital outreach funding for this facility whose primary service population is within the Wellington Hill Homesteading project area.

- Senior Shuttle 16,500 CD

Community Development (CD) Funding 729,000

Capital Budget (CB) Funding 248,000

TOTAL 977,000



## MISSION HILL NEIGHBORHOOD IMPROVEMENT PROGRAM

The focus of Mission Hill's 1977 Neighborhood Improvement Program is preservation and rehabilitation of the private housing stock. For a third year the Mission Hill Neighborhood Housing Services will receive city funding. To reinforce the efforts of NHS, Mission Hill will receive its own Housing Improvement Program and Boarding and Demolition budgets. The public works projects are targeted to support these housing investments.

The Brigham Circle footpatrol and the Senior Shuttle have both been considered important neighborhood concerns, and will be further tailored to respond directly to Mission Hill's needs.

### HOUSING PROGRAMS

1977

- In addition to the 20% Housing Improvement rebate program, in 1977 Mission Hill homeowners will also be able to take advantage of 40% rebates for major system repairs and 50% rebates if over 65 years of age. This Housing Improvement Program will continue to operate out of the Jamaica Plain office. \$ 60,000 CD
- Clearance of 15 abandoned, unsafe and dangerous buildings and boarding of 10 vacant buildings for future rehabilitation. 55,000 CD
- Matching grant to Neighborhood Housing Services revolving loan fund program for home improvements. NHS is a special program involving Mission Hill homeowners, the City and banks, all cooperating to encourage more mortgage lending in this area. 40,000 CD

### NEIGHBORHOOD BUSINESS DISTRICT PROGRAM

- Footpatrol (Brigham Circle) 42,600 CD

### PUBLIC WORKS

- Residential Street Lighting 196,500 CD
- Residential Street Reconstruction 39,600 CD
- Residential Sidewalk Reconstruction 9,750 CD  
48,000 CB
- Street Trees 5,000 CD



HUMAN SERVICES1977

- Senior Shuttle

16,500 CD

NEIGHBORHOOD IMPROVEMENT PROGRAM: SUMMARY EXPENDITURES

Community Development (CD) Funding

464.950

Capital Budget (CB) Funding

48.000

TOTAL

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512,950



## NORTH END/WATERFRONT - NEIGHBORHOOD IMPROVEMENT PROGRAM

The 1977 Neighborhood Improvement Program for the North End/Waterfront area is designed to enhance the livability of both sections of the district.

In the North End, a large investment is anticipated to be made in Phase I of a two-stage conversion of the North Bennet Street Bath House into a multi-use community recreation center. Other major capital investments are in street lighting and the restoration of the Paul Revere Mall. The Housing Improvement will continue, with a special elderly component. In the Waterfront Urban Renewal Project, work will proceed on three major street improvement projects.

Remaining commitments from the 1976 Neighborhood Improvement Program - including historic street lighting and tree planting - will get underway in the coming months.

<u>HOUSING</u>	<u>1977</u>
Housing Improvement Program, for rehabilitation work in approximately 35 owner-occupied buildings. \$20,000 is designated for a special elderly 50% rebate program.	60,000 CD

<u>HUMAN SERVICES</u>	
Teen Collaborative Program	15,000 CD

<u>CAPITAL IMPROVEMENTS</u>	
North Bennet Street Bath House conversion to community/recreation center, Phase I	225,000 CD
Paul Revere Mall rehabilitation and lighting	120,000 CB
North End Community Health Center, grant to assist renovation completion	20,000 CD
Historic lighting	
Parmenter Street	17,500 CB
Richmond and Cooper Streets	102,700 CB

<u>WATERFRONT URBAN RENEWAL PROJECT</u>	
Atlantic Avenue, Phase III	450,000 CD
Commercial Street, sidewalk and street reconstruction	300,000 CD
Fulton Street and Chair Alley, sewer and street reconstruction	450,000 CD

<u>NEIGHBORHOOD IMPROVEMENT PROGRAM SUMMARY</u>	
Community Development (CD) Funding	337,500
Urban Renewal CD Funding	<u>1,200,000</u>
	1,537,500
Capital Budget (CB) Funding	<u>222,700</u>
TOTAL	1,760,200





## ROSLINDALE- NEIGHBORHOOD IMPROVEMENT PROGRAM

The 1977 Neighborhood Improvement Program in Roslindale focuses on the preservation and the rehabilitation of the housing stock. The Housing Improvement Program, which has been heavily used in the past year, will be continued with an increased budget. Particular emphasis is being placed on addressing the deteriorated nature of the homes in the Southwest Corridor. Section #312 Housing and Urban Development Loans will be assigned to this area and the area surrounding the Archdale Housing Project.

Complimenting the existing and future investments in Roslindale's housing stock, is a continued effort to strengthen the business environment in Roslindale Square.

### HOUSING

1977

#### - Housing Improvement Program

\$ 250,000 CD

Since 1975, over \$530,000 has been rebated for the improvement of nearly 900 homes in Roslindale. This means that over \$2.5 million dollars has been invested for improvements that benefit not only individual homeowners but the Roslindale community, as well. In 1977, funds are budgeted for the rehabilitation of approximately 500 structures.

#### - Archdale Housing Project

231,000 CD

Security and exterior building improvements are planned by the City in order to compliment the differred maintenance projects scheduled by the Boston Housing Authority in this state-owned project.

Footpatrol  
Security Doors  
Buzzer/Doorbell System  
Exterior Painting

#### - Washington and Beech Housing Project

88,000 CD

Recreational Site Improvements

### DEMOLITION - of unsafe and vacant buildings.

40,000 CD

### NEIGHBORHOOD BUSINESS DISTRICT PROGRAM

Over the past two years, Roslindale Square has been the focus of City capital investment. In 1977, the Administration intends to continue its support for activities that will encourage private investment.

#### - Footpatrol

52,750 CD



NEIGHBORHOOD BUSINESS DISTRICT PROGRAM (CONT.)1977

- Greater Roslindale Health Center	\$ 37,000	CD
- Roslindale Teen Center	20,000	CD
- Public Signing and Amenities (trees, benches, etc.)	10,000	CD
- RE-STORE	30,000	CD
- Adams Park	30,000	CD

CAPITAL IMPROVEMENTS

- Street Resurfacing	30,000	CD
- Sidewalk Improvements	48,000	CD
- Sidewalk Improvements	80,000	CB

NEIGHBORHOOD SERVICES

- Greater Roslindale Health Center	See Business District Program
- Roslindale Teen Center	" " " "
- Senior Shuttle	16,500 CD

Community Development (CD) Funding	883,000
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Capital Budget (CB) Funding	<u>80,000</u>
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TOTAL	963,250
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## ROXBURY NEIGHBORHOOD IMPROVEMENT PROGRAM

The goals of the 1977 Neighborhood Improvement Program in Roxbury are the same as in 1976, to restore the confidence of residents and businessmen alike. It is the intention of the City to work with local residents in order to revitalize selected housing stock, and to reverse disinvestment and abandonment through programs that target and invest public funds as well as provide incentives for private investment.

In 1977 the Housing Improvement Program will be redesigned and coupled with a Section 312 Loan Program, in an effort to increase neighborhood participation in that category. Demolition and boarding programs will continue under a newly designed management system. Additionally, an Open Space Management Program will address the growing problem of large parcels of vacant land in the community.

As in 1976, funds are allocated for social service agencies providing necessary human services. These services will support improvements to the housing stock and the ongoing improvements to the public environment.

### HOUSING PROGRAMS

1977

- Clearance of abandoned and unsafe buildings 75,000 CD ✓
- Securing of vacant buildings for future rehabilitation  
(Special consideration for brick structures) 75,000 CD
- Open Space Management - Restoration and improvement  
of large vacant parcels in residential areas. 200,000 CD
- Funds are reserved for the rehabilitation of 1-6  
family owner occupied dwellings under a combination  
of an HIP and Section 312 programs. 200,000 CD
- In 1977, the City expects additional 312 loan authority.  
A share of this authority will be made available  
throughout the Sav-Mor area.
- Vacancy rehabilitation of the Orchard Park public  
housing through the BHA. 256,620 CD

### CAPITAL IMPROVEMENTS

#### Public Works

- Gardner and Roxbury Streets (total reconstruction) 200,000 CD
- Eustis Street (new lighting) 80,000 CD
- Dimock Street (new lighting) 72,000 CD



1977

- Warren St. (partial reconstruction) 54,000 CD
- Off street parking (Dudley Station Area - 2 sites) 36,000 CB
- Cedar Street (total reconstruction) 276,000 CB
- Tot Lot retaining wall (corner of Glenburne St. and Holborn St.) 3,000 CD

ECONOMIC DEVELOPMENT & NEIGHBORHOOD BUSINESS DISTRICTS

- Footpatrol<sup>1</sup> (Dudley Station Area) 56,750 CD
- RESTORE 25,000 CD

HUMAN SERVICESElderly

- Council of Elders - Comprehensive program to provide supportive services including counselling, recreational and nutritional program for the elderly. 247,000 CD
- Senior Shuttles 33,000 CD

Youth

- Women's Improvement League - Program for women involving arts and crafts, athletics, sewing, cooking, and special events. 25,000 CD
- Roxbury Boys' Club - An after school program, primarily for adolescent girls. Activities include vocational counselling, crisis intervention, referral and tutoring. 50,000 CD
- Roxbury YMCA 30,000 CD

Neighborhood Services

- The Women's Inner City Ed. Resource Center - Post secondary school placement, referral, educational counselling and appropriate support components. 50,000 CD
- The Cape Verdean Community Center - Cape Verdean multi-service center offering programs in English as a second language, vocational counselling, crisis intervention, and information and referral. 45,000 CD
- F.I.R.S.T., Inc. - Self-help residential drug rehabilitation program including training in vocational skills development. 25,000 CD





1977Capital Projects Slated For BRA Execution

- 14 Street reconstruction projections in the Roxbury Highlands area.	937,530
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Community Development (CD) Funding	1,745,000
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Urban Renewal (CD) Funding	937,530
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Capital Budget (CB) Funding	312,000
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TOTAL	3,051,900
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## SOUTH BOSTON: NEIGHBORHOOD IMPROVEMENT PROGRAM

The 1977 Neighborhood Improvement Program is a continuation of the 1975 and 1976 programs. To address the issue of neighborhood confidence and housing more than nearly half of this years program will be devoted to housing programs. The housing improvement program will be funded at last years level but will provide for a 50% rebate for elderly homeowners a group which because of low incomes and limited mobility needs increased incentives to participate in the program. Funds will also be set aside for the boarding of vacant buildings in anticipation of finding a replacement buyer and the demolition of buildings which are beyond marketplace repair.

Significant investment was made in the West Broadway Business area over the last few years including lighting, off-street parking, storefront improvements and influencing the re-opening of the movie theatres on West Broadway as well as other private investment.

The 1977 Program will emphasize increased neighborhood services for the elderly, youth and day care. In addition engineering costs for the design of the Seaport Access Road will be allocated, but are not considered as part of the total South Boston N.I.P.

<u>HOUSING PROGRAMS</u>	<u>1977</u>
<u>H.I.P.</u> - a 50% rebate for elderly homeowners will be available this year.	\$ 250,000 CD
<u>Demolition and Boarding</u> - monies to treat approximately 40 abandoned structures.	70,000 CD
<u>Open Space Management</u> - Specific large tracts of vacant land in residential areas will be cleared and cleaned during the next year.	50,000 CD

### HUMAN SERVICES

<u>Senior Shuttle</u> - cost of operating 3 vans serving the elderly population of South Boston	49,500 CD
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### DAY CARE

Condon School	5,000 CD
Tynan School	5,000 CD

### YOUTH

Summer Day Camp Program- operated out of Tynan School	19,185 CD
After School Reading- Tynan School	21,029 CD
Educational and Vocational Resource Program- Tynan School	15,150 CD



BUSINESS DISTRICT PROGRAM1977

Footpatrol	\$ 30,420	CD
RE-Store	20,000	CD

NEIGHBORHOOD CAPITAL IMPROVEMENTS

L Street Bathhouse- Repair and renovation	80,000	CD
Tennis Courts and Lights- Columbus Park	120,000	CB
D Street Lighting	108,000	CD
Traffic Signal	40,000	CB

Community Development (CD) Funding	723,284
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Capital Budget (CB) Funding	<u>160,000</u>
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TOTAL	883,284
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SOUTH END - NEIGHBORHOOD IMPROVEMENT PROGRAM

The third-year Neighborhood Improvement Program for the South End places high emphasis in the housing and human service areas. The continuation of HIP funds will maintain housing stock in this renewal area where a great amount of public money has been, and will be spent.

Funds are also being invested in numerous human service organizations in order to complement the physical investments in the neighborhood.

<u>Housing</u>	<u>1977</u>
HIP - with the addition of the 50% grant for elderly homeowners	\$100,000 CD
Revival	<u>30,000 CD</u>

Neighborhood Business District Program

Footpatrol	36,500 CD
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Capital Improvement

Parks

Tree planting	18,000 CD
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Public Works

Sidewalk reconstruction: Worcester Sq. - odd side	<u>5,000 CD</u>
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Human Services

Elderly

Senior Shuttle	16,500 CD
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Day Care

Infants and Other People	44,000 CD
South End Day Care	10,000 CD
Cardinal Cushing	10,000 CD
Spanish Action Day Care	10,000 CD

Youth

H.O.M.E., Inc.	14,000 CD
United Neighbors of Lower Roxbury	10,000 CD
Cooper Community Center	10,000 CD
S.N.A.P. - Holy Trinity	9,000 CD





Neighborhood Services1977

I.B.A.

45,000 CD

Casa Myrna Vasquez

8,000 CDUrban Renewal Activities

BRA Exterior Rehabilitation Program

500,000 CD

SEPAC Contract Funding (with possibility of limited funds for match  
if raised by SEPAC)

45,000 CD

Neighborhood Improvement Program: Summary Expenditures

Community Development Funding - (non-renewal)

376,000

Urban Renewal (CD) Funding

545,000

TOTAL

\$921,000



## SOUTH END

Housing

H.I.P.	100,000
Revival	<u>30,000</u>
TOTAL	130,000

Human ServicesElderly

Senior Shuttle	16,500
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Day Care

South End Day Care	10,000
Infants and Other People	44,000
Cardinal Cushing	10,000
Spanish Action Day Care	10,000

Neighborhood Services

I.B.A.	45,000
Casa Myrna Vasquez	8,000

Youth

United Neighbors of Lower Roxbury	10,000
H.O.M.E., Inc.	14,000
S.N.A.P.	9,000
Cooper Community	<u>10,000</u>

TOTAL	186,500
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Business Districts

Footpatrol	TOTAL	36,500
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Capital

Tree Planting	18,000
Sidewalk reconstruction - Worcester Sq. - odd side	<u>5,000</u>

TOTAL	23,000
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TOTAL ALL PROGRAMS	\$376,000
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## WEST ROXBURY - NEIGHBORHOOD IMPROVEMENT PROGRAM

The main thrust of the City's development efforts in West Roxbury is to maintain and preserve the residential character of its neighborhoods.

In 1977, the City will focus its attention on strengthening the housing stock with continued funding of the Housing Improvement Program. Primary focus will also be given to improving the traffic circulation and appearance of the business district along Centre Street. The commercial node at the intersection of Washington and Grove streets will also be the recipient of some substantial site improvements.

### HOUSING

1977

- <u>Housing Improvement Program</u>	\$ 225,000	CD
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Since 1975, almost \$500,000 has been rebated to almost 1200 West Roxbury homeowners. This means that over \$2.5 million dollars has been invested in improvements that benefit not only individual homeowners as well. In 1977, funds are budgeted for the rehabilitation of approximately 400 more structures.

### NEIGHBORHOOD BUSINESS DISTRICT PROGRAM

In the past two years, the City undertook a major commitment to Centre Street in terms of capital investment. In the near future, the City expects to fund the re-design of Centre Street. This design will improve traffic circulation, pedestrian movement and the general appearance of the shopping district. The budgeted items below are programmed so as to compliment existing and future improvements.

- Footpatrol	87,200	CD
- Rehabilitation of the Y.M.C.A. Building	30,000	CD
- Rehabilitation of the Boy's Club	19,600	CD
- Public Signing and Amenities (benches, trees, etc.)	5,000	CD
- RE-STORE	30,000	CD

### CAPITAL IMPROVEMENTS

- Draper Field	35,000	CB
- Commercial Node at Grove and Washington Streets	25,000	CB
Improved Street Lighting and new Sidewalks		
- Installation of a walkway and benches on land leading to Ohrenberger School from Cedarcrest Road	5,000	CD



NEIGHBORHOOD SERVICES

1977

- Senior Shuttle

\$ 16,500 CD

Community Development (CD) Funding

418,300

Capital Budget (CB) Funding

60,000

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TOTAL

478,300

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1977

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Boston, Office of the Mayor

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Neighborhood improvement  
program, Feb. 1977.

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